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This Document Prepared By:

Aza Habibija
NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

20160408000116630 1/6 \$121.10
Shelby Cnty Judge of Probate, AL
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_____[Space Above This Line For Recording Data]_____
Original Recording Date: **December 30, 2009** Loan No: **605105873**
Original Loan Amount: **\$68,032.00** FHA Case Number: **011-6570953-703-203K**
New Money: **\$537.07** REF114215992A

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 1st day of March, 2016, between **CHAD A. BLOOMFIELD, HUSBAND and AMELIA BLOOMFIELD, WIFE** whose address is **1881 20TH ST, CALERA, AL 35040** ("Borrower") and **NATIONSTAR MORTGAGE LLC** which is organized and existing under the laws of **The United States of America**, and whose address is **8950 CYPRESS WATERS BLVD, COPPELL, TX 75019** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated **October 28, 2009** and recorded in Mortgage Book **N/A**, Page **N/A**, Instrument No: **20091230000476140** and recorded on **December 30, 2009**, of the Official Records of **SHELBY County, AL** and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at

1881 20TH STREET, CALERA, AL 35040,
(Property Address)

the real property described being set forth as follows:

See Exhibit "A" attached hereto and made a part hereof;

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of **April 1, 2016**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$61,360.26**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized, which is limited to escrows and any legal



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fees and related foreclosure costs that may have been accrued for work completed.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of **4.000%**, from **April 1, 2016**. Borrower promises to make monthly payments of principal and interest of U.S. **\$292.94**, beginning on the **1st** day of **May, 2016**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **April 1, 2046** (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.
3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:
 - (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and
 - (b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.
5. If the Borrower has, since inception of this loan but prior to this Agreement, received a discharge in a Chapter 7 bankruptcy, and there having been no valid reaffirmation of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt.
6. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.
7. Borrower agrees to make and execute other documents or papers as may be necessary to



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effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

8. This Agreement modifies an obligation secured by an existing security instrument recorded in SHELBY County, AL, upon which all recordation taxes have been paid. As of the date of this agreement, the unpaid principal balance of the original obligation secured by the existing security instrument is \$60,823.19. The principal balance secured by the existing security instrument as a result of this Agreement is \$61,360.26, which amount represents the excess of the unpaid principal balance of this original obligation.

In the event of any action(s) arising out of or relating to this Agreement or in connection with any foreclosure action(s) dismissed as a result of entering into this Agreement, I will remain liable for and bear my own attorney fees and cost incurred in connection with any such action(s).



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Chad A. Bloomfield (Seal)
CHAD A. BLOOMFIELD -Borrower

Amelia Bloomfield (Seal)
AMELIA BLOOMFIELD -Borrower

Rosa Lateef -Witness Signature
Amara Denise Porter -Witness Signature

Rosa Lateef -Witness Print Name
Amara Denise Porter -Witness Print Name

_____[Space Below This Line For Acknowledgments]_____

State of Alabama

County of Shelby

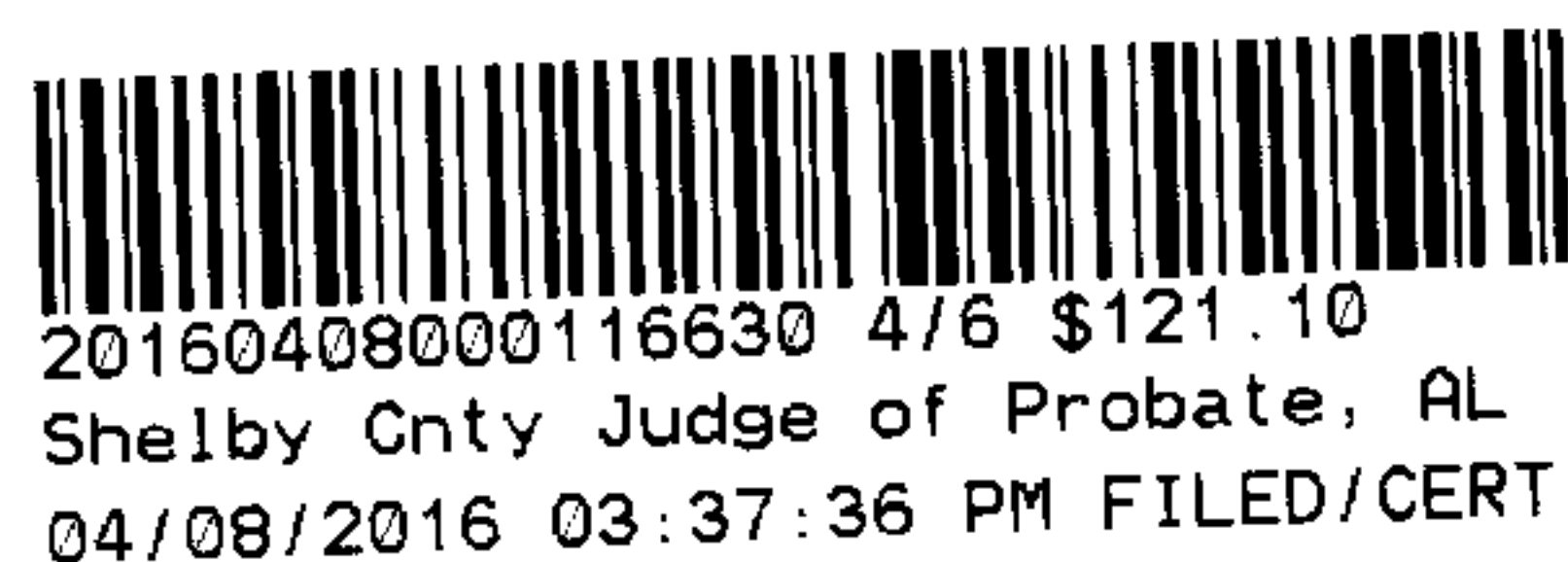
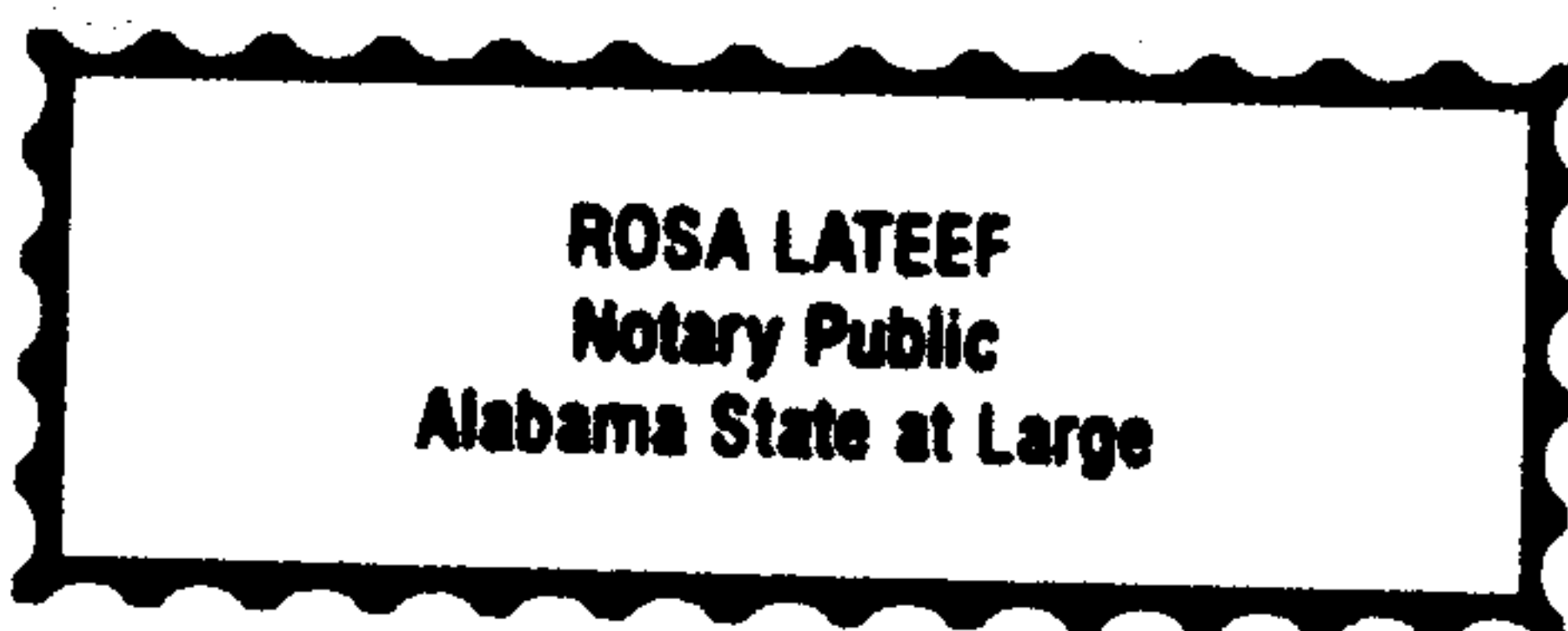
I, Rosa Lateef Notary Public, hereby certify that
(please print name)

CHAD A. BLOOMFIELD and AMELIA BLOOMFIELD, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same

bears Date. Given under my hand this 15 day of March, A. D. 2016.

Rosa Lateef
(signature of officer)

My commission expires: 05-15-18



NATIONSTAR MORTGAGE LLC

By: Azra Habibija (Seal) - Lender

Name: Azra Habibija

Title: Assistant Secretary

3/31/16
Date of Lender's Signature

[Space Below This Line For Acknowledgments]

The State of TX

County of Dallas

Before me Paige Baudin /Notary Public (name/title of officer) on this day
personally appeared Azra Habibija, the Assistant Secretary of Nationstar
Mortgage LLC, known to me (or proved to me on the oath of _____ or through

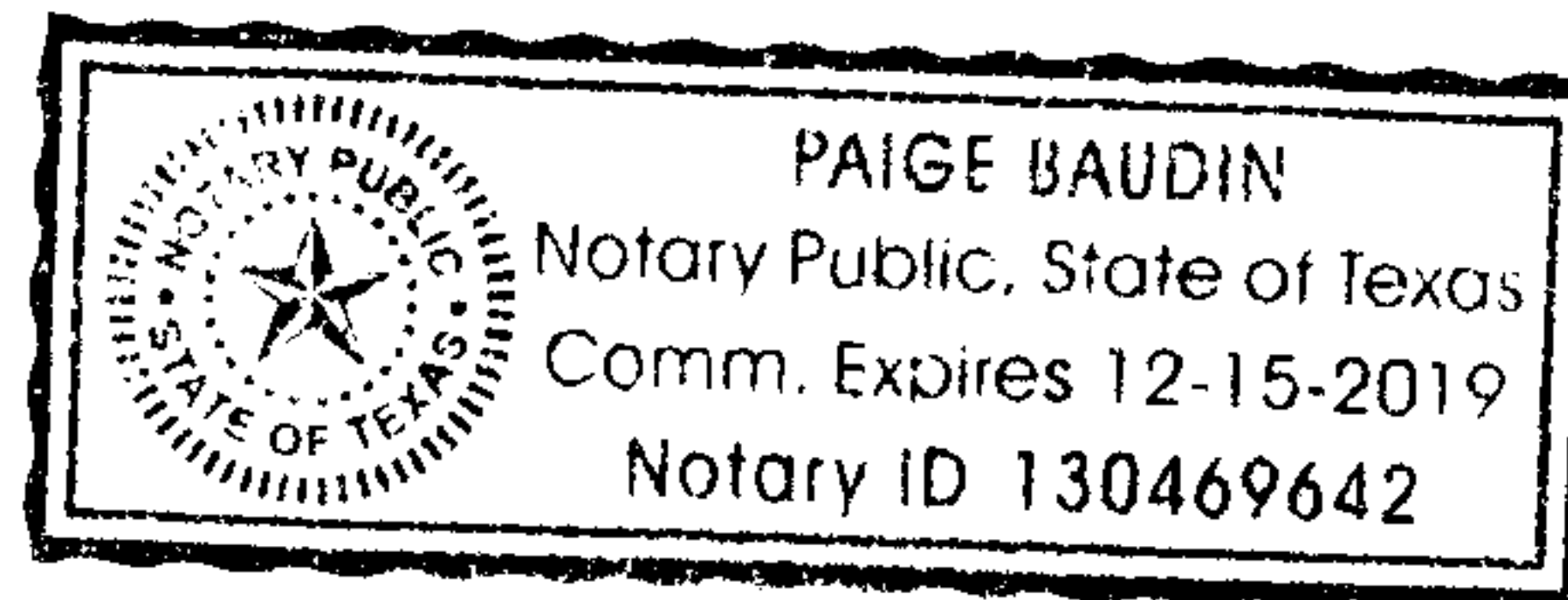
_____) (description of identity card or other document)) to be the
person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed
the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 31st day of March, A.D., 2016

Paige Baudin
Signature of Officer

Notary Public
Title of Officer

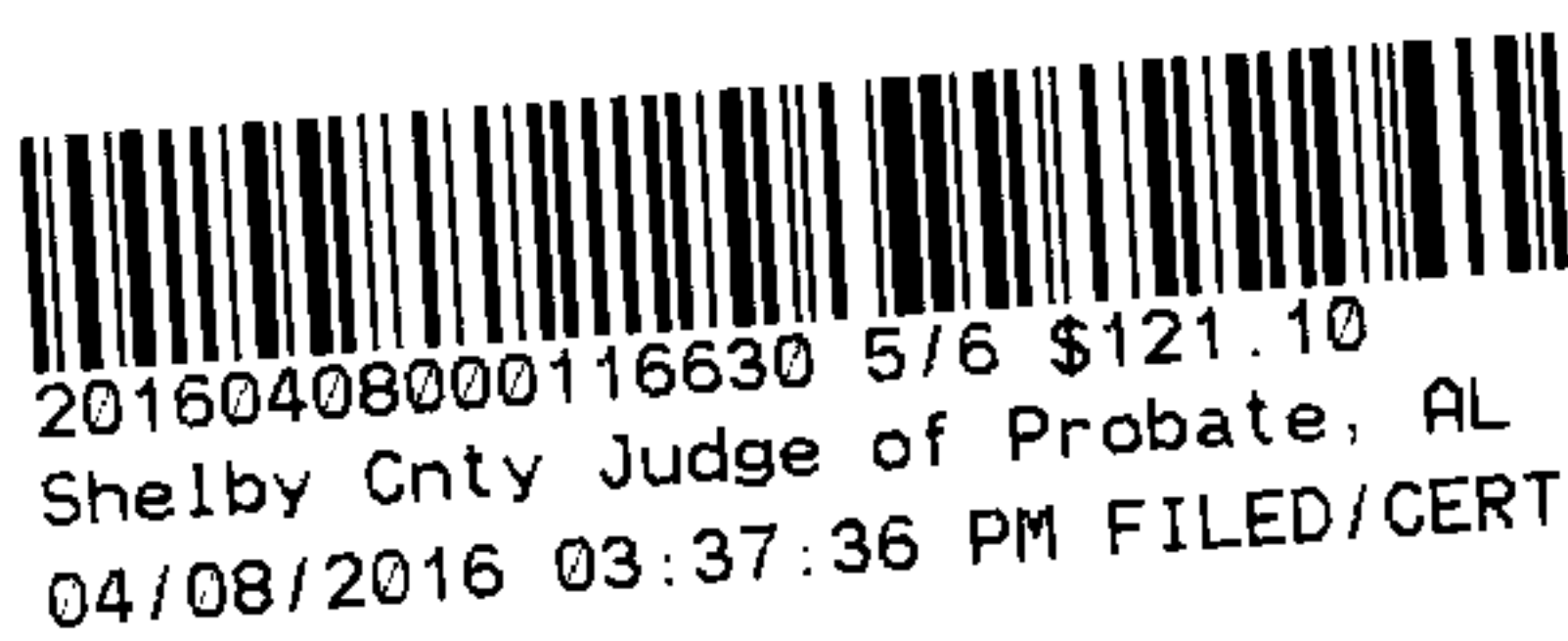
My Commission expires : 12-15-19



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Exhibit "A"

Loan Number: **605105873**

Property Address: **1881 20TH STREET, CALERA, AL 35040**

Legal Description:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: PARCEL I: LOT 4, ACCORDING TO CAPPS SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 155, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. PARCEL II: LOT 5 AND THE SOUTH 1/2 OF LOT 4, ACCORDING TO THE MAP AND SURVEY OF CALMONT HEIGHTS, AS RECORDED IN MAP BOOK 3, PAGE 140, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 22, RANGE 2 WEST, AND RUN THENCE IN A WESTERLY DIRECTION ALONG FREEMANS BASE LINE AND THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 146.13 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 64 DEGREES 49 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 192.72 FEET; TURN THENCE AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT AND RUN 127 FEET; TURN THENCE AN ANGLE OF 94 DEGREES 58 MINUTES TO THE LEFT AND RUN A DISTANCE OF 140.53 FEET TO A POINT OF INTERSECTION WITH THE BASE LINE AND WITH THE SOUTH LINE OF SAID SECTION 20; TURN THENCE AN ANGLE OF 59 DEGREES 51 MINUTES TO THE LEFT AND RUN THENCE IN AN EASTERLY DIRECTION ALONG SAID BASE LINE AND THE SOUTH LINE OF SAID SECTION 20 FOR A DISTANCE OF 124.31 FEET TO THE POINT OF BEGINNING.


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